176.0	0010	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	695,500 / 695,500
					USE VALUE:	695,500 / 695,500
					ASSESSED:	695,500 / 695,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		NICOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TUTTLE JOCELYN K &	
Owner 2:	THERRIEN MATTHEW D	
Owner 3:		
Street 1:	10 NICOD ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	MAZZEO FRED A -
Owner 2:	DELLAVIA KAREN -
Street 1:	71 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,208 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Aluminum Exterior and 2000 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4208.000	312,600	500	382,400	695,500
Total Card	0.097	312,600	500	382,400	695,500
Total Parcel	0.097	312,600	500	382,400	695,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.75 | /Parcel: 347.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 119151

GIS Ref

GIS Ref

Insp Date 06/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 176.0-0010-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	312,600	500	4,208.	382,400	695,500	695,500	Year End Roll	12/18/2019
2019	101	FV	252,900	500	4,208.	376,900	630,300	630,300	Year End Roll	1/3/2019
2018	101	FV	252,900	500	4,208.	289,500	542,900	542,900	Year End Roll	12/20/2017
2017	101	FV	252,900	500	4,208.	273,100	526,500	526,500	Year End Roll	1/3/2017
2016	101	FV	252,900	500	4,208.	251,300	504,700	504,700	Year End	1/4/2016
2015	101	FV	237,100	500	4,208.	234,900	472,500	472,500	Year End Roll	12/11/2014
2014	101	FV	191,800	500	4,208.	216,300	408,600	408,600	Year End Roll	12/16/2013
2013	101	FV	191,800	500	4,208.	216,300	408,600	408,600		12/13/2012

!13840!

PRINT

Date	Time
12/11/20	03:44:14

LAST REV

Date	Time
07/09/18	11:45:05

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13840

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAZZEO FRED A,	1456-76		7/15/2014	Mult Lots	542,500	No	No		Filed both ways. Bk 63918 Pg 470. 7/15/2014.
SANDS IDA M	1316-74		3/2/2006		414,000	No	No		
	598-33		1/6/1997	Family		No	No		F

USER DEFINED

Prior Id # 1:	119151
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2018	MEAS&NOTICE	BS	Barbara S
12/31/2008	Measured	163	PATRIOT
7/15/2006	MLS	HC	Helen Chinal
2/17/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
12/22/1999	Measured	276	PATRIOT
7/13/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4208		Sq. Ft.	Site		0	70.	1.30	6									382,368						382,400	

Total AC/HA: 0.09660 | Total SF/SM: 4208 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 382,368 | Spl Credit | Total: 382,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	89250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350428
Depreciation:	37846
Depreciated Total:	312582

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

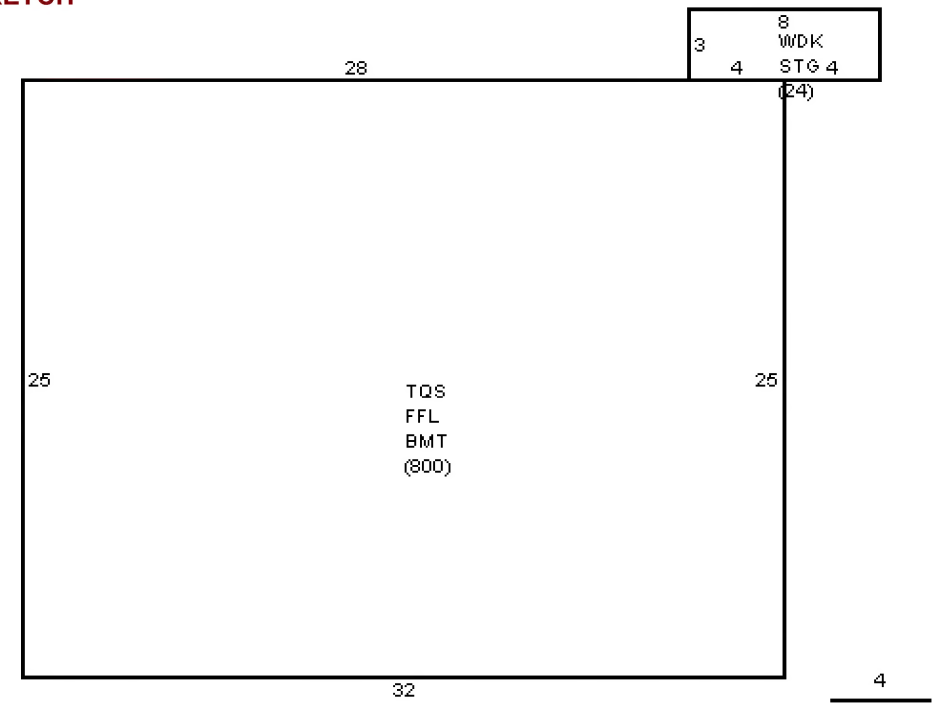
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.33
Special Features:	0	Val/Su Net:	139.06
Final Total:	312600	Val/Su SzAd	223.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	800	79.990	63,992
FFL	First Floor	800	140.330	112,266
TQS	3/4 Story	600	140.330	84,200
STG	Storage	24	14.190	341
WDK	Deck	24	15.840	380
	Net Sketched Area:	2,248	Total:	261,178
Size Ad	1400	Gross Are	2448	FinArea 2000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0010-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X20	A	AV	1960	4.13	T	40.8	101			500			500

More: N	Total Yard Items:	500	Total Special Featues:		Total: 500